



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **MP-6**

M0477004-A777

March 17, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**WHITES CANYON ROAD - PARCELS 6-13EX, 6-32EX, AND 6-40EX
(INCLUDES 6-13SS, 6-32SS, AND 6-32SS.1)
SALE OF SURPLUS PROPERTY - CITY OF SANTA CLARITA
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Parcels 6-13EX (12,983± square feet), 6-32EX (132,335± square feet), and 6-40EX (22,217± square feet), totaling 167,535± square feet, located on the northeast side of Weyerhaeuser Way north of Via Princessa in the City of Santa Clarita, to be excess.
3. Authorize the sale of Parcels 6-13EX, 6-32EX, and 6-40EX to the Sulphur Springs Union School District (School District) for \$921,400, of which \$421,400 has been paid with the balance of \$500,000 to be paid over five years at the interest rate of two percent per annum in five equal annual installments of \$106,079.20.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to sell the surplus parcels to School District. The parcels are located on the northeast corner of Weyerhaeuser Way north of Via Princessa in the City of Santa Clarita.

The County acquired the fee title to Parcels 6-13EX, 6-32EX, and 6-40EX as part of the land needed for the Sierra Highway (Route 126) project. Construction of the project was discontinued, and the subject parcels are no longer required.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for road purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

The sale price of \$921,400 represents the appraised value. The amount of \$421,400 has been paid and deposited into the Road Fund. The balance of \$500,000 will be paid through the note secured by Deed of Trust executed by the School District. The term of the note is for a five-year period with an interest rate of two percent per annum, payable in five equal annual installments of \$106,079.20. The School District has also executed a Long Form Deed of Trust and Assignment of Rents document.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 54222, all relevant agencies of the State, County, City, and School Districts were notified of the proposed sale. In response, the School District has expressed its interest in acquiring Parcels 6-13EX, 6-32EX, and 6-40EX.

The sale is not considered adverse to the County's purposes. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals, and reserves perpetual easements for sanitary sewers and appurtenant structures in, on, over, and across the Parcels.

The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
March 17, 2004
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ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the County's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

MQ:psr
P6:\BD LTR WHITE CYN RD

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Sulphur Springs Union School District
17866 Sierra Highway
Canyon Country, CA 91351

Space above this line reserved for Recorder's use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Numbers:
2864-003-913 (Portion)
2836-009-920 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, hereinafter referred to as "County," does hereby remise, release, and forever quitclaim to SULPHUR SPRINGS UNION SCHOOL DISTRICT, a school district organized and validly existing under the laws of the State of California, hereinafter referred to as "District," all its right, title, and interest in and to the real property in the City of Santa Clarita, County of Los Angeles, State of California, described as Parcels 6-13EX, 6-32EX, and 6-40EX in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

ALSO RESERVING TO COUNTY, perpetual easements for sanitary sewers and appurtenant structures in, on, over, under, and across the real property in the City of Santa Clarita, County of Los Angeles, State of California described as Parcels 6-13SS, 6-32SS, and 6-32SS.1 in said Exhibit "A."

Together with the further right to enter upon and to pass and repass over and along said easements and rights of way and to deposit tools, implements, and other materials thereon by said County, its officers, agents, and employees, and by persons under contract with it and their employees, whenever and wherever necessary for the purposes above set forth.

File with: WHITES CANYON ROAD (6)
Includes: Parcels 6-13EX, 6-32EX, and 640EX
Also Includes: Parcels 6-13SS, 6-32SS, and 6-32SS.1
I.M. 249-137
S.D. 5 M0477004

The herein quitclaim is subject to all matters of record and to the following reservation and conditions, which District, by the acceptance of this document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. County's easements for sanitary sewers and appurtenant structures, as herein reserved, shall be paramount.
2. District agrees that it will not use the herein-described easement areas inconsistent with said easements, and that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, under, and across the land affected by said easements until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Director of Public Works of the County of Los Angeles. Such approval by County shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. County does not accept ownership or responsibility for the improvements.
3. The terms, conditions, restrictions, and agreements contained in this document shall be binding upon District, its successors, and assigns.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED as to form
LLOYD W. PELLMAN, County Counsel

By _____
Deputy

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Quitclaim Deed dated _____ from the County of Los Angeles to Sulphur Springs Union School District (District) is hereby accepted by the undersigned officer or designee on behalf of the Board of Trustees of the District (the "Board") pursuant to the authority conferred by resolution of the Board adopted on _____, 20_____, and District consents to the recordation hereof by its duly authorized officer.

Dated _____

SULPHUR SPRINGS UNION SCHOOL DISTRICT,
a school district organized and validly existing under
the laws of the State of California

By _____

Name _____

Title _____

File with: **WHITES CANYON ROAD (6)**

Includes: Parcel Nos. 6-13EX, 6-32EX &
6-40EX

Also includes: Parcel Nos. 6-13SS, 6-32SS,
and 6-32SS.1

A.P.N. 2864-3-913 (por.) &

2836-9-920

T.G. 4551 (G4)

I.M. 249-137

Fifth District

M0477004

LEGAL DESCRIPTION

PARCEL NO. 6-13EX (Quitclaim of County excess fee property):

That portion of the northeast quarter of Section 29, Township 4 North, Range 15 West, S.B.M.,
bounded as follows:

Bounded on the southwest by the northeasterly boundary of that certain parcel of land
described as Parcel A in deed to THE NEWHALL LAND AND FARMING COMPANY,
recorded on December 10, 1993, as Document No. 93-2415308, of Official Records, in the
office of the Recorder of the County of Los Angeles.

Bounded on the east by the east line of said section.

And bounded on the northwest by that certain centerline described for Parcel A in deed to THE
NEWHALL LAND AND FARMING COMPANY, recorded on December 10, 1993, as
Document No. 93-2415311, of said Official Records.

Containing: 12,983± square feet.

PARCEL NO. 6-13SS (Reservation of easement):

RESERVING unto the grantor an easement for sanitary sewer and appurtenant
structures in, over, and across that certain 10-foot wide strip of land dedicated to the
County of Los Angeles for sewer purposes, as shown on map of Tract No. 27570, filed
in Book 706, pages 39, 40, and 41, of Maps, in the office of said recorder.

EXHIBIT A

Page 1 of 2

That portion of the northwest quarter of Section 28, Township 4 North, Range 15 West, S.B.M., described as Parcel A in deed to the COUNTY OF LOS ANGELES recorded on December 10, 1993, as Document No. 93-2415314, of the above mentioned Official Records.

Containing: 3.038 \pm acres

PARCEL NO. 6-32SS (Reservation of easement):

RESERVING unto the grantor an easement for sanitary sewer and appurtenant structures in, over, and across that certain parcel of land described as PARCEL 1 in deed to the COUNTY OF LOS ANGELES, recorded as Document No. 3436, on July 9, 1963, in Book D2096, page 136, of the above mentioned Official Records.

PARCEL NO. 6-32SS.1 (Reservation of easement):

RESERVING unto the grantor an easement for sanitary sewer and appurtenant structures in, over, and across that certain 10-foot wide strip of land described in deed to the COUNTY OF LOS ANGELES, recorded as Document No. 4277, on June 18, 1965, in Book D2946, page 283, of the above mentioned Official Records.

PARCEL NO. 6-40EX (Quitclaim of County excess fee property):

That portion of the northwest quarter of the above mentioned Section 28 described as Parcel A in deed to the COUNTY OF LOS ANGELES recorded on December 10, 1993, as Document No. 93-2415312, of the above mentioned Official Records.

Containing: 22,217 \pm square feet.

APPROVED AS TO DESCRIPTION
_____,
COUNTY OF LOS ANGELES
By _____
SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management Division